



**Planning Commission  
Minutes of the November 21, 2019 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Absent
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

**PLANNING STAFF PRESENT**

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Sarah Sitterle, Associate Planner; Megan Zingarelli, City Attorney

**REGISTERED PUBLIC ATTENDEES**

Michael Shamsie, Cory Brown, David Hall, Tony Manary, Donnie Spencer, Jason Burgreen, Collin Orcutt, Sita Rama Eadda, Kitunu Koduvu, Nic Johnson, Toni Johnson, Cynthia Holden, Ravi Gade, David Andrews, Andy Rotenstreich

**ACCEPTANCE OF THE AGENDA**

The agenda was accepted with the addition a Site Plan for a telecommunications tower.

**APPROVAL OF THE MINUTES**

Mr. Potter moved to approve the minutes of the October 24, 2019 regular meeting. Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye

Stephen Brooks	Abstain
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
<b>Motion Carried</b>	

## **PUBLIC COMMENTS**

None.

## **PUBLIC HEARINGS**

- 1. Nuthi Commercial Rezoning (MP 2019-001/ZMA 2019-009)**  
**(Continued from the September 2019 Planning Commission Meeting)**  
**Re-zone a 25 acre property from M1 (Restricted Industrial District) to B3 (General Business District) and amend the West Side Master Plan from I (Industry) to CC (Convenience Commercial) and amend the PNA (Parks & Natural Area) boundary**  
**Location: east side of County Line Road, south of Palmer Road**  
**Applicant: Indira D. Nuthi**  
**Property Owner: Sudhaker Ravi, Sreekanth Ravi, Pratibha De Silva F/K/A Pratibha Ravi, Radhika G. Rao, and the Nuthi Family, LLC**

### **Applicant Comments**

Collin Orcutt, representing the applicant, stated he was available for questions.

### **Staff Report**

Mr. Blizzard stated that it was a request for a zoning map amendment to rezone 25 acres from M1 (Restricted Industrial District) to B3 (General Business District) on the east side of County Line Road. He noted that the property owner issue was resolved from the first presentation of the application and that a title opinion had been received. He mentioned that the zoning change would require an amendment to the West Side Master Plan. Mr. Blizzard stated that the West Side Master Plan called for industrial, but that the trend had been for commercial and residential changes in the area. He mentioned that the parks and natural area (PNA) portion of the property was 11 acres and not tree covered. He noted a 10-acre wetlands area that needed protection. Staff recommended a reconfiguration of the PNA to cover the wetland area and allow the other 15 acres to covert to commercial use.

### **Public Comments**

None.

### **Commission Comments**

None.

### **Motion:**

Mr. Potter motioned to approve Resolution 2019-PC-002 for a Master Plan Amendment (MP2019-002) to the WSMP Vision Map to change the area outside the delineated wetland

area from I (Industry) and PNA (Parks & Natural Area) to CC (Convenience Commercial) and designate the wetland area as PNA in its entirety. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Motion:**

Mrs. McCollum motioned to approve the Zoning Map Amendment (ZMA2019-009) to B3 and forward to the City Council for adoption. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

2. **Bellawoods (MP 2019-005/ZMA 2019-011) Rezone 79.9 acres from AG (Agricultural District) to RC2 (Residential Cluster District Number 2) and rezone 1.0 acre from AG (Agriculture) to B2 (Commercial Business District) and amend the West Side Master Plan to rearrange the MRC (Mixed Residential Conservation) and PNA (Parks & Natural Area) on 79.9 acres, and change the PNA (Parks & Natural Area) to CC (Convenience Commercial) on 1.0 acre.**

**Location:** North of Huntsville-Browns Ferry Road, East of Holladay Drive

**Applicant:** Diltina Development Corporation

**Property Owner:** Southern Latitude Investments, LLC

**Applicant Comments**

Donnie Spencer, representing the applicant, stated that he and Michael Shamsie, the project engineer, were requesting rezoning of the property and were available for questions.

**Staff Report**

Mr. Blizzard stated that this was a request for a zoning map amendment to rezone 78.86 acres from AG to RC-2 and one acre from AG to B2. He noted that the request would require an amendment to the West Side Master Plan. The amendment to the Master Plan involves a rearranging of place types. Mr. Blizzard reviewed that the growth plan called for low density. The overall development is at 2.25 dwelling units per acre, which is lower than R-1A density and consistent with the growth plan. He noted that the amount of PNA area was discussed by staff and would need to be reviewed by the Commission. He mentioned that the tree canopy was not an even swap to count for PNA and that some adjustments might be considered. He reviewed the proposed Concept Plan and aerial images and reviewed suggested options for preserving or offsetting the tree canopy. He concluded that staff recommended approval.

**Public Comments**

None.

**Commission Comments**

Chair Wesson asked if this was the second time seeing a plan for the property and if it had been tabled previously. He recalled a previous submittal and that the West Side Master Plan called for an interconnectivity route across the property in April 2018. Mrs. Broeren indicated that there was a previous submittal from a different applicant and that the current proposal had been reviewed by Engineering and the layout reflects the streams crossing the property. She noted that Engineering supported the plan because the streams were respected and that there were no connectivity issues. Chair Wesson asked when a second entrance was needed. Mrs. Broeren mentioned there were a few options that had been discussed with the Fire Department including a temporary EVA on the west side, or a gravel road. There are 47 units possible with Phase 1 with a second entrance option after that point, and the Fire Department thought they could handle that approach with the first phase.

Mr. Ryder expressed concerns about tree cover along the frontage at Huntsville-Browns Ferry Road. He mentioned that the concept included commercial zoning and more commercial was desired in the City, suggesting that the project should include more commercially-zoned land. Mrs. Broeren noted that the West Side Master Plan did not have commercial identified for this property and that the Growth Plan did not recommend commercial either. The push for strip commercial can result in low quality commercial development. Additionally, commercial development in this area may compete with and have an impact on the commercial activity at the Village of Oakland Springs. Mr. Donnie Spencer responded that the commercial lot had been requested by the property owner, Jason Burgreen, who will retain ownership. He noted that the church property next door would likely change due to abandonment. Mr. Potter noted that Huntsville will likely convert the commercial corridor at Holladay Boulevard. Mr. Spencer stated that Holladay Boulevard had a very low traffic count. He noted the predominant use on Holladay Boulevard would likely be industrial. Mr. Potter indicated that they always looked at Huntsville-Browns Ferry Road as their last commercial corridor. Mrs. Broeren noted that the Huntsville-Browns Ferry Road corridor by Holladay Boulevard has flooding issues on the southern part and would not be an easy development site. Discussion continued about the commercial activity along Huntsville-Browns Ferry Road and the one acre lot proposed with the development. Mrs. McCollum asked about the kinds of revenue to

be expected with commercial use. Mr. Grounds responded that it would depend on the use and could vary between \$100 and \$25,000 per year.

Mr. Brooks asked how standard the request was and its comparison to development along County Line Road that has homes along its frontage and commercial. Mr. Spencer responded that the development layout may change slightly due to soils as wetland areas have not been delineated and that they were not set on the yield. He noted that it was a conceptual layout with 24% open space and they desired the character proposed. They will have homes in the \$275,000 to \$500,000 range. Mrs. Broeren responded to Mr. Brooks and mentioned that the Growth Plan recommends consolidating commercial and that there was not purely commercial development corridors on the City's east-west route, and not along the north-south routes either. She noted that along Huntsville-Browns Ferry Road, the traffic counts did not support over-commercialization.

Mrs. Terri Johnson noted that the proposal was a mixed residential and conservation development that was not clustered. She expressed that none of the northeast tree canopy was to be preserved and that reducing canopy was unacceptable. Mr. Spencer responded to Mrs. Johnson's questions about the tree canopy. He noted that covenants would have tree replacement and mitigation on a two to one basis. He added that the development design does favor trees and open spaces are replaced. He stated that there was nothing to prevent the owner from clear cutting the site. They are the fourth developer to propose a project on the property. Mrs. Broeren noted that this was an accurate statement regarding other properties with forested sites and noted an unsuccessful annexation proposal where a lot had been clear cut as an example. Mr. Brooks asked about once the property is rezoned to residential how the City would say no at a later point. Mrs. Broeren stated that a development agreement for Council consideration would be requested for tree replanting.

Mr. Wesson asked about moving the commercial property to the west, increasing the area to 2 acres and changing one acre to PNA. Mr. Spencer noted that Mr. Burgreen is in control of that commercial property. He stated that the commercial was located on higher ground because of the stream, and that depth was needed for commercial. The 60-foot dedication of right-of-way for Huntsville-Browns Ferry Road was discussed and the future widening of the road. Mr. Potter asked if the commercial lot was left as is, if it would retain the trees. Mr. Potter noted that preserving the commercial lot would not save trees forever, but would not clear them out right away either. Mr. Spencer asked staff what the traffic count was on Huntsville-Browns Ferry Road. Mrs. Broeren stated that the count was not high and would need to be 14,000 vpd to 16,000 vpd for a restaurant.

Mr. Ryder noted that he would have liked to see the development agreement at the meeting. Mrs. Broeren stated that the developer is following recommended sequencing to receive feedback from the Commission on their concerns that is helpful for the development agreement drafting. The development agreement itself would not lock in the zoning but is beneficial to the process. Mr. Spencer stated that if the property was rezoned at the meeting, whoever develops the property would be held to the RC zoning. Mr. Potter asked if a note would be sent to Council about the development agreement. Ms. Megan Zingarelli noted that Council would see the minutes.

Commission members discussed the commercial parcel further and how to proceed. Mrs. Johnson noted there was an option to go with the staff suggestion to modify the cul-de-sac. Mrs. Broeren responded that the concept plan went with the rezoning and is required by the Ordinance. She added that a layout plan would be redundant and that a concept plan carries more weight. Mr. Cowles noted that the concept plan without one of the cul-de-sacs was acceptable with a condition that there is a development agreement to preserve trees. Mrs. Broeren indicated there could be separate minute action regarding the development agreement, and that the desire was for 4-5 lots to be reduced from the southeast cul-de-sac to allow for three more acres of protected area.

**Motion:**

Mr. Cowles motioned to approve Resolution 2019-PC-005 for a Master Plan Amendment (MP2019-003) to the WSMP Vision Map to reconfigure the PNA (Parks & Natural Area) and MRC (Mixed Residential Conservation) place types for the residential component and change the place type for 1.0 acre from PNA to CC (Convenience Commercial). Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Motion:**

Mr. Cowles motioned to approve the Zoning Map Amendment (ZMA2019-011) from AG (Agriculture District) to RC-2 (Residential Cluster District Number 2) and B2 (Community Business District) and forward to the City Council for adoption with a change to the Concept Plan showing the preservation of an additional three acres of existing tree canopy. Mr. Ryder seconded the motion.

Mrs. McCollum asked about the location of the three acres. Discussion ensued regarding the location and providing flexibility to the developer on the additional three acres to be preserved rather than specifying which cul-de-sac or area would be modified. The applicant's representatives spoke to possible locations where additional preservation could be achieved based on expected wetland areas and along the rear yards of lots. Mr. Brooks inquired about the commercial property and the trees in that area of the site. Staff indicated that would not be area that would be counted unless the commercial zoning was removed from the request.

Mr. Cowles re-stated and amended his motion to approve the Zoning Map Amendment (ZMA2019-011) from AG (Agriculture District) to RC-2 (Residential Cluster District Number

2) and B2 (Community Business District) and forward to the City Council for adoption with a change to the Concept Plan showing the preservation of an additional three acres of existing tree canopy in either the southeast cul-de-sac or northeast corner of the site. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Motion:**

Mr. Cowles motioned to convey to City Council via minute action that a development agreement should include provisions for tree preservation and in the CC&Rs for all lot sales to preserve or mitigate removal of existing trees. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**3. Parker Hall Subdivision (FP 2019-008)**

**Final Plat for 42 single family lots on 21.77 acres**

**Location: North of Powell Road, East of Morris Drive**

**Applicant/Property Owner: Diltina Development Corporation**

**Applicant Comments**

David Hall, representing the applicant, stated he was available for comments.

**Staff Report**

Mr. Blizzard stated that the request was for a final plat for 42 single family lots on 21.77 acres on the east side of Morris Drive. He noted that the zoning district is R-3A and 3,031 lf of

streets were to be included with the plat. He mentioned that the Morris bridge had been redone and that the subdivision meets the zoning and subdivision regulations. He concluded that staff recommended approval with contingencies.

**Public Comments**

None.

**Commission Comments**

Mr. Potter asked if the bridge work was completed. Mr. Spencer responded that the bridge work was complete, but that the road was not complete.

**Motion:**

Mr. Brooks motioned to approve the final plat for the Parker Hall Subdivision (FP 2019-008) with contingencies.

**Planning Department**

1. Sheet 2: Signatures:
  - 1) Athens Utilities
  - 2) Limestone County Water & Sewer Authority
  - 3) North Alabama Gas

**Engineering Department**

1. Provide Sidewalk LOC.
2. Provide Performance LOC.
3. Provide detailed information on Morris Drive Bridge.

Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**4. The Heights at Town Madison, Phase 3 (FP 2019-009)**

**Final Plat for 16 lots on 6.64 acres**

**Location: North of Heritage Woods Subdivision, East of St. Louis Street**

**Applicant/Property Owner: Old Town Investments, LLC**



**Applicant Comments**

Mathis Sneed, representing the applicant, stated he was available for questions.

**Staff Report**

Mr. Blizzard noted that this was a final plat for 16 lots on 6.64 acres north of the Heritage Woods subdivision and east of St. Louis Street. He noted the property was zoned TND and that the smallest lot was 8,000 square feet. He concluded that staff recommended approval with contingencies.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Potter motioned to approve the final plat for The Heights at Town Madison Phase 3 (FP 2019-009) with contingencies.

Planning Department

1. Sheet 2: Signatures:
  - 1) Dedication
  - 2) Notary Acknowledgement
  - 3) Huntsville Utilities
  - 4) North Alabama Gas

Engineering Department

1. Provide updated as-built drawings.
2. Provide spreadsheet for calculating letter of credit amounts.

Mr. Brooks seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**5. Town Madison, Phase 4 (FP 2019-010)**

**Final Plat for 5 tracts on 58.30 acres**

**Location: North of Town Madison Boulevard, West of Zierdt Road**

**Applicant/Property Owner: Old Town Investment, LLC**

**Applicant Comments**

Mathis Sneed, representing the applicant, stated he was available for questions.

**Staff Report**

Mr. Blizzard noted that this was a final plat for five tracts on 58.30 acres north of Town Madison Boulevard and west of Zierdt Road. He mentioned that 4,554 lf of streets was included with the plat and would be dedicated. He noted contingencies of signatures, as-builts, and remaining post tech review comments. He concluded that staff recommended approval with contingencies.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve the final plat for Town Madison Phase 4 (FP 2019-010) with contingencies.

Planning Department

1. Sheet 2: Signatures:
  - 1) Dedication
  - 2) Notary Acknowledgement
  - 3) Huntsville Utilities
  - 4) North Alabama Gas

Engineering Department

1. Provide updated as-built drawings, matching spreadsheet and matching CAD file.
2. Remove plat information that is not on construction drawings.

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----

Tim Cowles

Aye

**Motion Carried**

**6. The Heights at Town Madison, Phase 4 (CP 2019-016)**

**Certified Plat for 6 lots on 7.66 acres**

**Location: Generally South of St. Louis Street, East of Town Madison Boulevard**

**Applicant/Property Owner: Old Town Investment, LLC**

**Applicant Comments**

Mathis Sneed, representing the applicant, stated he was available for questions.

**Staff Report**

Mr. Blizzard noted that the request was for a certified plat for six lots on 7.66 acres on property zoned TND. He mentioned that it is a variance request as a certified plat is typically limited to four lots or fewer. The request includes dividing the property into residential lots with a commercial area. He mentioned that signatures and notes were needed on the plat as part of the tech review comments that are outstanding. He concluded that staff recommended approval with contingencies.

**Public Comments**

None.

**Commission Comments**

Mr. Wesson asked what the maximum lot width was in the TND as he thought it was 40 feet. Mrs. Broeren responded that the Neighborhood Center Area did not have a maximum lot width, and that for single family detached there is a 26-foot minimum and 100-foot maximum lot width; and for single family attached the minimum width is 18 feet and the maximum is 36 feet.

**Motion:**

Mr. Potter motioned to approve the variance request to allow the property to be divided into six lots with a certified plat for The Heights at Town Madison Phase 4. Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson

Aye

Cynthia McCollum

Aye

Steven Ryder

Aye

Cameron Grounds

Aye

Stephen Brooks

Aye

Terri Johnson

Aye

Mike Potter

Aye

City Council Member Seifert

----

Tim Cowles

Aye

**Motion Carried**

**Motion:**

Mr. Potter motioned to approve the certified plat for The Heights at Town Madison Phase 4 (CP 2019-016) with contingencies.

Planning Department

1. Sheet 2: Add a Surveyor's Certificate and Description of Land Platted
2. Sheet 2: Signatures:
  - 1) Dedication
  - 2) Notary Acknowledgement

Engineering Department

1. Provide a note that if slabs are poured at one time (as one unit) a foundation survey and a zero lot line wall survey shall be required to ensure that structure matches recorded plat lot lines..
2. Correct note 17 to read Certificate of Occupancy, not permits.
3. Remove note 4 as there are no streets or alleys being dedicated with this plat.
4. Provide a sheet showing existing and proposed conditions and how the existing, approved site plan will overlay onto this property. (This sheet will not be recorded)

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

- 7. Resub of Lot 4, Hughes Road Commercial Park, Phase 1 (CP 2019-015)**  
**Certified Plat for 2 lots on 3.75 acres**  
**Location: 34 Hughes Road (South of Will Halsey Way, West of Hughes Road)**  
**Applicant/Property Owner: SRW Land Developers, LLC**

**Applicant Comments**

Tony Manary, representing the applicant, stated he was available for questions.

**Staff Report**

Mr. Blizzard noted that the certified plat was for two lots on 3.75 acres at 34 Hughes Road. The property is zoned B3 and proposed to be divided into lots 2A and 2B. There are no remaining tech review comments. He concluded that staff recommended approval.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Cowles motioned to approve the certified plat for the Resub of Lot 4, Hughes Road Commercial Park, Phase 1 (CP 2019-010). Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**Public Hearings Closed**

**8. Madison Storage Compound Telecommunications Tower**

**Site Plan for Telecommunications Tower**

**Location:** 9095 Madison Boulevard (South of Madison Boulevard, West of Sullivan Street)

**Applicant:** Assets Newco IX, LLC

**Property Owner:** Madison Storage Investors LLC

**Applicant Comments**

Andy Rotenstreich, an attorney with Baker Donelson, represented the applicant and provided a brief introduction to the project.

**Staff Report**

Mr. David Andrews with the Center for Municipal Solutions represented staff as its third-party consultant. He indicated that the application included a 112-foot monopole with a height of 116 feet total at 9095 Madison Boulevard. He stated that AT&T was the anchor tenant and that it was being proposed to provide more capacity and service to the area. Verizon was also looking to locate antennas on the tower. He recommended approval of the request

**Commission Comments**

Mr. Potter asked if there would be issues with the airport. Mr. Rotenstreich indicated that an aviation easement for a 117-foot monopole had been obtained.

Mrs. McCollum asked which entity had reviewed the application. Mr. Andrews explained that CMS reviews all applications for the City and makes recommendations pursuant to a new ordinance but that CMS had worked with the City in 2014 as well.

Mr. Cowles asked what other issues might come up with a tower request. Mr. Andrews explained that two to three citizen complaints are common for tower requests and can include perceived impact to land values, and RF values causing cancer among others. He indicated that applications are reviewed against federal and City regulations and the City is informed of correct data.

Chair Wesson asked where the tower was going. Mr. Andrews noted the diagram that he had handed out and reviewed the site plan.

**Motion:**

Mr. Brooks motioned to approve the site plan for the Madison Storage Compound Telecommunications Tower. Mr. Potter seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**9. Murphy Oil USA**

**Administrative Site Plan – Request to pay a fee for the sidewalk instead of installation**

**Location: 8600 Madison Boulevard (North of Madison Boulevard), West of Lanier Road**

**Applicant/Property Owner: Murphy Oil USA, Inc. \$5,711.50**

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard explained that the request was for a fee in lieu of sidewalk installation at the Murphy Oil site at 8600 Madison Boulevard and was for \$5,711.50.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve the waiver of a sidewalk along the project site at 8600 Madison Boulevard and payment of a fee in-lieu. Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**10. Tunnel Classic, LLC**

**Administrative Site Plan – Request to pay a fee for the sidewalk instead of installation**

**Location: 3751 Sullivan Street (North of Madison Boulevard, East of Sullivan Street**

**Applicant/Property Owner: Land Classic, LLC \$3,250**

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard explained that the request was for a fee in lieu of sidewalk installation at the Tunnel Car Wash site at 3751 Sullivan Street and was for \$3,250.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve the waiver of a sidewalk along the project site at 3751 Sullivan Street and the payment of a fee in-lieu. Mrs. Johnson seconded the motion.

**Final Vote:**

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

**Motion Carried**

**New Business**

None.

**ADJOURNMENT**

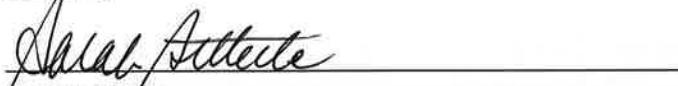
Mr. Wesson adjourned the meeting at 7:21 P.M.

**Minutes Approved**

A handwritten signature in black ink, appearing to read 'Troy Wesson', written over a horizontal line.

**Troy Wesson, Chairman**

**ATTEST:**

A handwritten signature in black ink, appearing to read 'Sara Sitterle', written over a horizontal line.

**Sara Sitterle, Associate Planner and Recording Secretary**